

## PROJECT NARRATIVE

The First National Bank of Arizona property is located at the northwest corner of Perimeter Drive and Princess Drive. The subject parcel was rezoned as part of the State Land property known as Core South (1,292 acres) by Case # 11-Z-86. At that time, the subject parcel was part of Parcel 16 rezoned from R1-35 to I-1 P.C.D. (Planned Community District). Accordingly, this property is subject to the property development standards of the I-1 zoning district.

Property development standards may be modified in a P.C.D. pursuant to Section 5.2102 of the Zoning Ordinance. The application is to be accompanied by a written narrative and graphic materials that illustrate the conditions that the modified standards will produce to enable the Planning Commission and City Council to make the determination that the modification will produce a living environment, landscape quality, and life-style superior to that produced by existing standards. This narrative has been prepared to address this requirement.

The applicant proposes to build a four-story high office building (plus minimal mechanical screening) at 84,000 sf of gross floor area, immediately south of the existing Bank of Arizona. All parking will be surface parking.

This proposed second phase of site development was envisioned at the time of Development Review Board approval for the existing office building and its associated parking. The staff report for Case 195-DR-97 stated that the proposal consisted of a 140,800 sf office building and associated parking with the ability for future building and parking expansion on site.

The site accommodates the proposed building by producing significantly more landscaping than typically required. Required parking lot landscaping is required at 15% whereas the project will produce 24.3%. This additional landscaping is made possible because the additional building height results in more compact building envelope, thereby allowing for more landscaped area. The same 4-story, 84,000 sq.ft. building, built at the existing 36' height limitation, would minimize the ability to provide this additional landscaping. The more compact vertical massing of the building also minimizes the impact on views for buildings immediately south and west of the subject property. At the same time, view studies completed by the project architect confirm that the proposed building is virtually invisible to residents of the closest residential neighborhood, factoring in existing and approved development. For these reasons, we have concluded that the proposed building with the height standard modification will produce a living environment, landscape quality, and life-style superior to that produced by the existing 36' height limitation.

The Perimeter Center business park is part of the area designated under the General Plan for Regional Uses. This designation anticipates the development of corporate offices serving a regional market, implementing current economic development policies to enhance the employment core and the City's attractiveness to regional markets. In keeping with the site's strategic location with freeway access, the proposed height modification will add two important benefits to Scottsdale's competitiveness in this employment core. It will provide a visibility where this portion of the raised freeway corridor minimizes the impact of building height and the

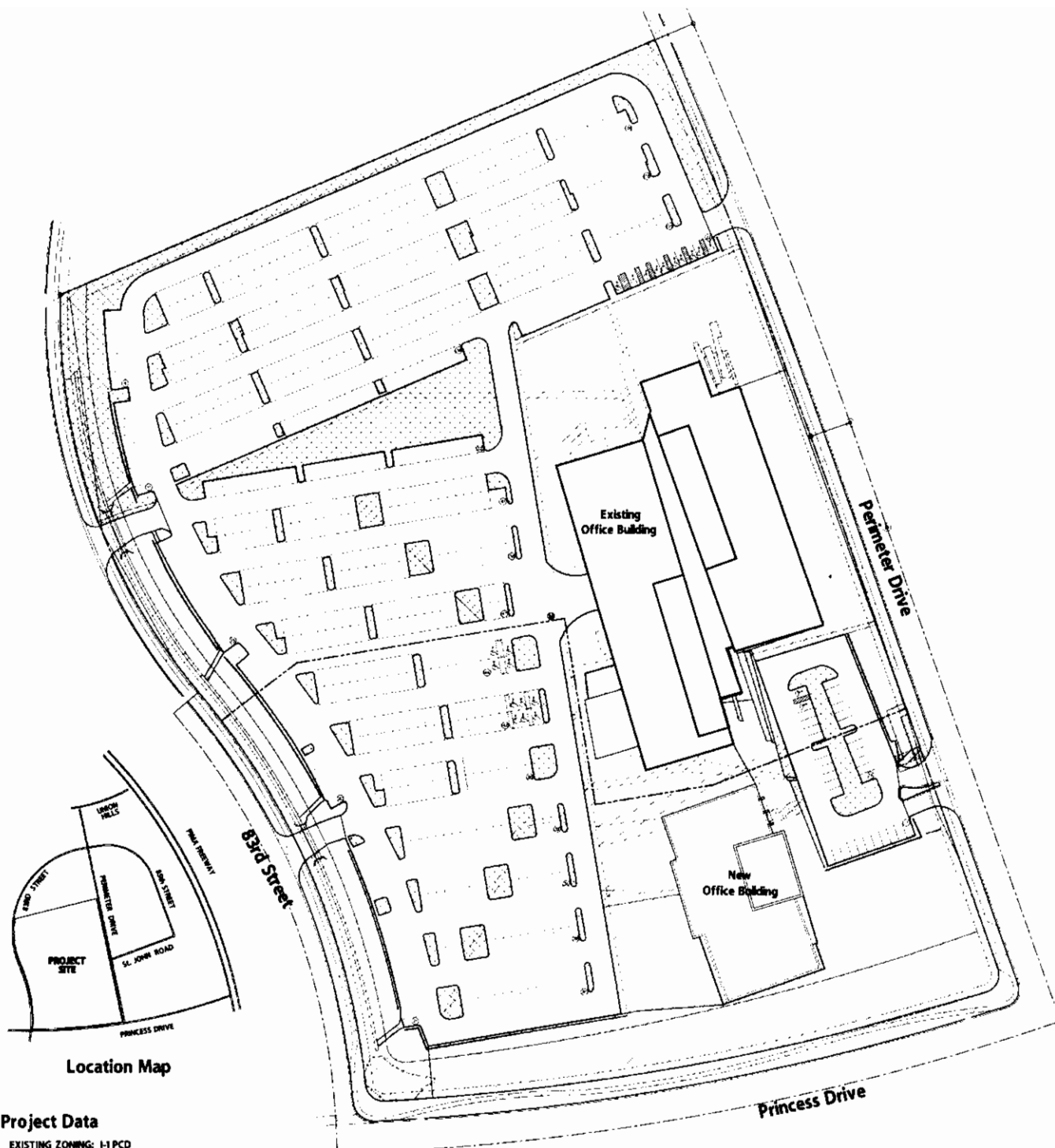
additional height (but not stories) will provide the now minimum floor-to-floor height of 14 ft. to accommodate “smart building” infrastructure.

**First National Bank of Arizona  
Case # 19-ZN-2004**

**Proposed Amended Development Standards  
I-1 District**

**Sec. 5.1804.D. Building height.**

No building **height** shall exceed ~~thirty-six~~ **[the height of the existing on-site building's ornamental embellishment and mechanical screening, as measured from sea level]** (36) feet in height except as otherwise provided in article VII.



Location Map

## Project Data

EXISTING ZONING: I-1PCD  
 Net Site Area: 16.645 acres (725,050 sf)  
 Building Area: 224,000 gsf  
 Parking Required: 224,000 gsf (1/300) = 747 spaces

Standard Spaces: 777 spaces  
 Accessible Spaces: 4% of total required = 30 spaces  
 Standard Accessible Spaces: 20 spaces  
 Van Accessible Spaces: 4 spaces

Parking Provided: 961 spaces

Surface Parking Spaces: 961 spaces  
 Standard Spaces: 939 spaces  
 Standard Accessible Spaces: 20 spaces  
 Van Accessible Spaces: 4 spaces

Building Height: 50'-7" (This project is seeking a modification to the building height limitation of 36'-0" to 50'-7")

F.A.R.: (725,050 \* .6) = 435,030 > 224,000 gsf)

Gross Floor Area of Structures: 224,000 gsf  
 Existing Office Building: 140,000 gsf  
 Proposed Office Building: 84,000 gsf

Volume Ratio: (727,050 \* .9) = 6,543,450 > 4,043,775)

Volume of Structures: 4,043,775 cf  
 Existing Office Building: 76,300 (76,300 \* 2,000,721) = 152,600,000 cf  
 Proposed Office Building: 16,300 (16,300 \* 2,000,721) = 32,600,000 cf

Lot Coverage: (727,050 \* .50%) = 362,500 sf > 96,350 sf)

Footprint of Structures: 96,350 sf  
 Existing Office Building: 76,300 sf  
 Proposed Office Building: 20,050 sf

Bicycle Spaces Required: 747/10 = 75 (1/10 of required parking)

Bicycle Spaces Provided: 75 spaces

# Site Plan Worksheet

## Open Space Calculations

Total Open Space Required: 725,050 s.f. (.276) = 200,714 sf  
 10% \* (.14x44) = 27.6% of net site  
 Total Open Space Provided: 204,116 s.f.  
 Parking Lot Landscaping Required: 15% \* 339,113 sf (parking lot area) = 50,867 sf  
 Parking Lot Landscaping Provided: 73,568 sf

## Open Space Symbols Legend

- Denotes Open Space (other than front open space) 204,116 s.f.
- Denotes Parking Lot Landscaping 73,568 s.f.
- Denotes Parking Lot Area 339,113 s.f.

BED ConveyMedisk

19-ZN-2004  
 revised 10-14-04

First National Bank of Arizona  
 Scottsdale, Arizona

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## Building Elevation Studies